

Pool and Spa
Rainwater tank
The applicant must install a rainwater tank of at least 926 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rainwater runoff from at least 268.67 square metres of roof area.
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.
Outdoor swimming pool
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 31.5 kilolitres.
The swimming pool must have a pool cover.
The applicant must install a pool pump timer for the swimming pool.
The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).

Denotes New Works

Denotes Demolished Item

Wall Legend

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

NOTES

12 Nolan Place, Balgowlah Heights 2093 is zoned R2-Low Density Residential

Nolan Place, Balgowlah Heights 2093 is not considered a heritage item

All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in ShadedBlue Construction

Concrete Slab, Timber Framed, Cavity Brick, Timber Framed (Clad) Walls

Roof Sheet Metal to have R1.59 Insulation

Insulation to External Timber Framed (Clad) Walls R1.70

Insulation to External Cavity Brick Walls is Nil

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS 2208-2007

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Carrying

The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Carrying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Basic

Basic Certificate Number A377470

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, gable, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	598.6m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	7.2m, 7.1m	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Established	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	1/3 Wall Height	Variation
Building envelope	Side Setback	Yes
% of landscape open space (35% min)	35%	Yes
Impervious area (m ²)	43%	Yes
Maximum cut into gnd (m)	1811mm	Yes
Maximum depth of fill (m)	580mm	Yes
No. of car spaces provided	2	Yes
Floor Space Ratio (0.45)	0.55	Variation

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 19/05/2020
Project NO.: RPO320BRU
Project Status DA

Client Fe Design Interiors

Site: 12 Nolan Place, Balgowlah Heights 2093

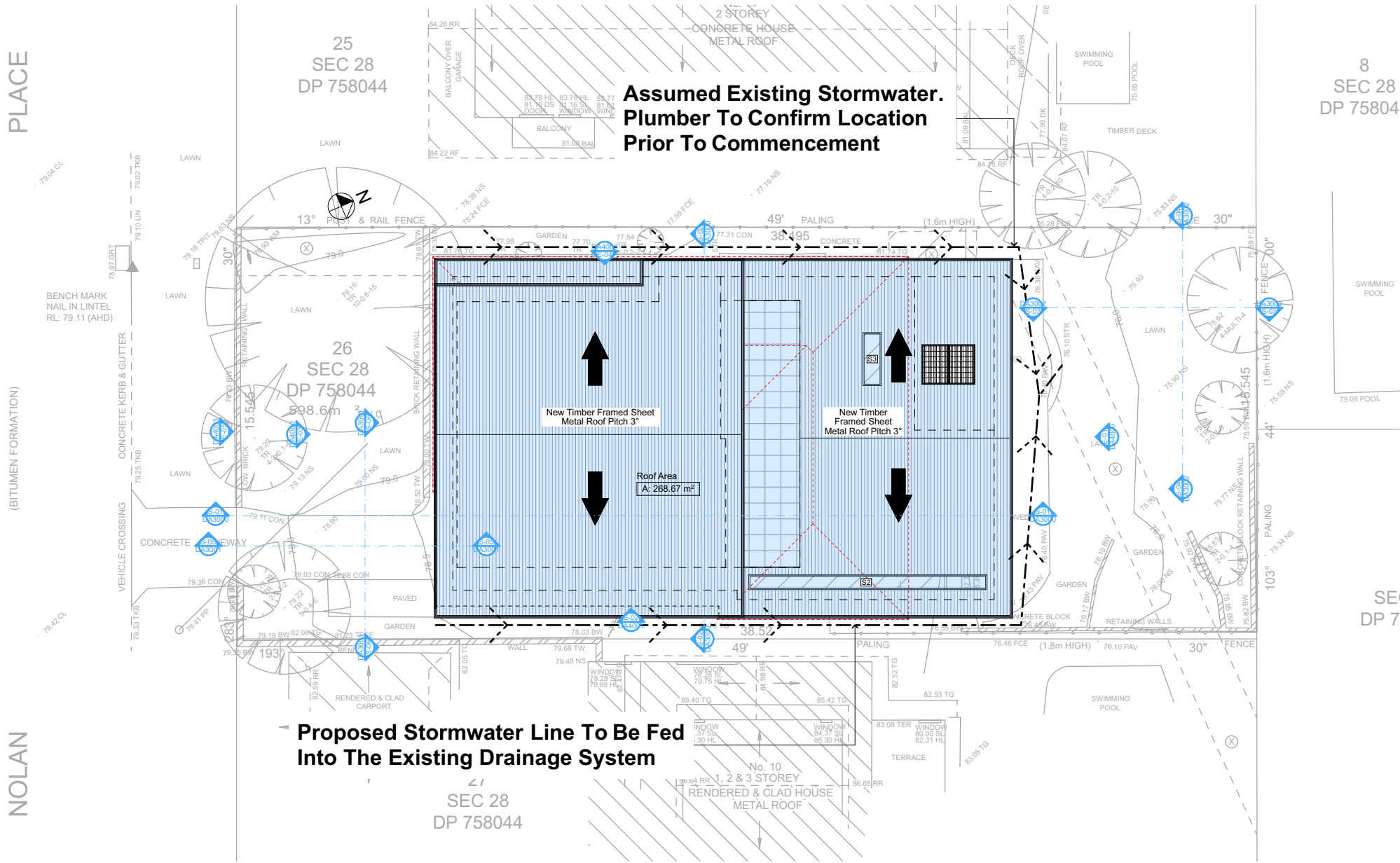
DRAWING TITLE :
SITE AND LOCATION Stormwater Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. REVISION NO.
- 19/05/20

DRAWING NO.
DA1016

Plot Date: 19/05/2020
Sheet Size: A3



4 STORMWATER PLAN
1:200

Plumber To Confirm Location Of Existing
Stormwater/Sewer Prior To Commencement

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

12NOLAN PLACE, BALGOWLAH

STORMWATER MANAGEMENT PLAN

DRAWING NUMBER	REVISION	DRAWING TITLE
DR-000	0	LEGEND
DR-001	0	STORMWATER DRAINAGE PLAN: PIPE LAYOUT

- NOTES:
1. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

2. SITE LAYOUT BASED ON ARCHITECTURAL PLANS BY RAPID PLAN (APRIL 2020)

3. LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.

4. ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH

THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER'S RECOMMENDATIONS, SYDNEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.

5. ALL INVERT LEVELS PROVIDED ON THIS DRAWING ARE REDUCED TO AHD AND BASED ON INTERPOLATED SURFACE LEVELS AND SYSTEM REQUIREMENTS.

6. WHERE POSSIBLE, PIPEWORK SHALL BE LOCATED EXTERNAL TO THE BUILDING.

7. DOWNPIPES AND STORMWATER LINES TO BE SEALED DN100 uPVC UNLESS OTHERWISE NOTED.

8. ALTERNATIVE GUTTER AND DOWNPIPE CONFIGURATION MAY BE INSTALLED PROVIDED IT COMPLIES WITH AS3500.

9. ALL PIPE AND CONDUITS TO BE MARKED IN ACCORDANCE WITH AS1345 - 1995.

10. TRENCHES AND SERVICE SEPARATIONS IN ACCORDANCE WITH AS/NZS 5601, AS/NZS 3500, AND AS/CA S009.
- LEGEND:
- STORMWATER PIPE

DRAINAGE PIT

GRATED BOX DRAIN

RAINWATER HEAD

INDICATES SLOPE OR OVERLAND FLOW PATH

